## REPORT - PLANNING COMMISSION MEETING October 24, 2002

Project Name and Number: George Emmett (PLN2002-00204)

**Applicant:** George Emmett

Proposal: To consider a Tentative Tract Map 7250 and a Preliminary Grading Plan to subdivide a

parcel into five single-family residential lots and a finding to correct a graphic error

regarding the general plan land use designation of a portion of the property.

**Recommended Action:** Approve, based on findings and subject to conditions.

**Location:** 1238 Deer Road in the Niles Planning Area.

**Assessor Parcel Number(s):** 507-0676-003-00

Area: 1.23 acres

Owner: George Emmett

Agent of Applicant: Jim Toby, Lea & Sung Engineering

Consultant(s): Aqua Science Engineers, Inc.; Environmental Science Associates; Arbortech Tree Care,

Inc.

**Environmental Review:** A Draft Mitigated Negative Declaration was prepared and circulated in conjunction with this

project.

**Existing General Plan:** Residential 5-7 dwelling units per acre; Institutional Open Space; Toe of Hill

Existing Zoning: R-1-6 (H-I) Single-Family Residence Hillside Combining District; O-S(R) Open Space

Development Reserve Overlay District

**Existing Land Use:** Vacant, formerly residence with stable.

**Public Hearing Notice:** Public hearing notification is applicable. A total of 50 notices were mailed to owners and occupants of property within 300 feet of the site on the following streets: Canyon Heights Drive, Deer Road, Stenhammer Drive, and Filton Court. The notices to owners and occupants were mailed on October 14, 2002. A Public Hearing Notice was delivered to The Argus on October 9, 2002 to be published by October 14, 2002.

**Executive Summary:** The project applicant proposes a Tentative Tract Map 7250 and a Preliminary Grading Plan to subdivide a 1.23-acre site into five parcels and a finding to correct a graphic error regarding the General Plan land use designation wherein a portion of the property is shown as Institutional Open Space.

**Background and Previous Actions:** The project site is located in an existing single-family neighborhood generally constructed in the 1940's and 1950's. There is also a nearby ten/twelve year old custom home development on Canyon Creek Terrace. The project site adjoins residential development to the north and west. The property to the south is owned by Alameda County Water District and the property to the east is owned by East Bay Regional Park District.

**Project Description:** The applicant proposes a Tentative Tract Map 7250 and a Preliminary Grading Plan to subdivide a 1.23-acre site into five parcels for eventual construction of single-family homes. A finding to correct a graphic error regarding the General Plan land use designation of a portion of the property shown as Institutional Open Space is also

required. Deer Road will be extended east into the site and completed as a cul-de-sac street. The existing residence, stable, and sheds will be demolished.

## **Project Analysis:**

**General Plan Conformance:** The existing General Plan land use designation for the project site is Low Density Residential 5-7 dwelling units per acre; Institutional Open Space; Toe of Hill. The proposed project is consistent with the existing General Plan land use designation for the project site because the proposed project is single family residential at a density of 4 units per acre and one unit below Step One density.

The proposed project requires a finding to correct a graphic error regarding the General Plan land use designation of a portion of the property shown as Institutional Open Space. There is a San Francisco Public Utilities Commission (SFPUC) easement for a now unused tunnel on a portion of the project site and adjoining properties. The tunnel easement predates the City of Fremont. The easement area was incorrectly designated Institutional Open Space as part of the general plan update adopted in 1991. The Institutional Open Space designation is used when a public agency owns the property, not for easements on private property. The land use designation should be the same as the rest of the property: Low Density Residential 5-7 dwelling units per acre. The following General Plan Goals, Objectives and Policies are applicable to the proposed project:

**Land Use (LU) Goal 1:** New housing development while conserving the character of the City's existing single-family residential neighborhoods.

Housing (H) Goal 2: High quality and well designed new housing of all types throughout the City.

**Zoning Regulations:** The zoning designation for the site is R-1-6 (H-I) Single-Family Residence (Hillside Combining) District and on a portion of lot 5, O-S(R) Open Space Development Reserve Overlay District. The proposed subdivision is in conformance with the minimum lot size of 6,000 square feet and with Hill Area policies regarding increase of lot size based on slope on the site. The lots range in size from 6,590 to 17,068 square feet. The largest lot is lot 5 at the east boundary of the site. The Toe of Hill line extends the length of lot five. Construction is not allowed above the Toe of Hill line. Lot 5 also has a required 30-foot wetband because the lot adjoins open space land. The future residences are subject to the Hill Area Development Policies. The building setbacks for the proposed residences are the R-1-6 Single-Family Residence District standards as follows:

Front Yard: 20 feet Rear Yard: 25 feet

Side Yard: 5 feet minimum one side, total of 12 feet for single-story structures; 6 feet minimum one

side, total of 15 feet for two-story structures

Side street side yard: 10 feet

**Landscaping:** The project site contains several existing trees and an arborist report was prepared for the site. The City's Landscape Architect has determined trees that may be removed from the site and trees to be preserved as annotated on the Tentative Tract Map. Trees to be preserved include a fan palm on lot 4 and a Red Gum Eucalyptus at the southern end of lot 5. The project is not in conflict with the City's tree preservation policy and ordinance.

**Circulation/Access Analysis:** Deer Road provides access to the project site. Deer Road is an existing minor residential street with a fifty-foot right-of-way width and a pavement width of approximately 32 feet. Deer Road was originally constructed during the development of Tract 633, prior to City incorporation. Deer Road will be extended east into the project site as a minor residential street and will be terminated with a standard cul-de-sac bulb. Sidewalks and driveways will be provided along the frontage of the five new lots.

**Street Improvements:** Deer Road is currently paved with asphalt and is bounded by asphalt swales, in lieu of standard curbs and gutters. Presently Deer Road is stubbed into both the project site and property owned by the Alameda County Water District. The project will extend to the east and terminate Deer Road as a standard cul-de-sac, with a fifty-foot right-of-way radius and forty-foot pavement radius. Approximately half of the Deer Road extension is on the Water District

property. Prior to final map approval, the applicant shall cause the dedication to the City of the additional right-of-way from the Water District (Condition #8).

The Deer Road extension shall be improved to current city standards for a minor residential cul-de-sac street. The right-of-way width shall be fifty-two feet with a curb-to-curb pavement width of thirty-two feet. Although the tentative map and grading plan show sidewalk on the south side of Deer Road, the installation of sidewalk and landscaping on the south side is not required. These improvements will be done when the adjacent property to the south develops. A standard driveway may be required on the south side to provide access to the Water District property.

**Grading/Topography:** The project site is approximately 1.2 acres and is currently improved with an existing house, shed, horse barn, and fencing. The existing improvements will be demolished as part of this project. There is also an existing fence along the northern edge of the site, but not on the property line. Because this fence was not constructed on the property line, the adjacent property owners have placed or constructed sheds and other improvements within the project site. Prior to final map approval, the developer shall cause the relocation of the fence to the property line and shall cause the relocation or removal of any structures or other improvements that straddle the northern property line.

The site slopes up to the east; the existing grades vary from approximately 15 percent to over 25 percent at the eastern boundary. Elevations vary from 188 feet to 235 feet above sea level. The applicant is proposing to create split building pads on Lots 1 through 4 and maintain a sloped pad on Lot 5. There is a three-foot difference in elevation between the pads on each lot. The homes built on these five lots shall be designed to conform to the contours established with this grading plan.

The estimated grading quantities for this project include 1,070 cubic yards of cut and 1,350 cubic yards of fill, for a total of 2,420 yards of grading. The City Engineer, as part of a grading permit, shall approve the disposal site for 280 cubic yards of export material.

Retaining Walls: The developer is proposing the installation of retaining walls along the eastern property lines of each lot. The heights of the retaining walls vary but the maximum height is three feet, in accordance with the Hillside Combining District (H-I) development standards. The retaining walls serve to establish the split building pads on lots 1 through 4. Lot 5 will be slightly graded with a slope of approximately 16 percent inside building area. Property line fences, built on top of these retaining walls, will be limited in height to a maximum combined retaining wall and fence height of eight feet, as required by the code.

**Drainage:** The storm drainage facility for this site is Zone 5, Line A, also known as Alameda Creek. There are currently no underground storm drains on Deer Road, east of Canyon Heights Drive. The proposed subdivision shall install a storm drain system in Deer Road to convey storm water from the project to the existing storm drains west of Canyon Heights. In addition to the public storm drain improvements, the applicant has proposed the installation of concrete ditches on Lot 5 to convey runoff from the hill face on the East Bay Regional Park District property. The storm drain system on each lot consists of area drains, drainpipe, and natural swales. The drainage system shall be subject to approval of the City Engineer and the Alameda County Flood Control and Water Conservation District.

**Urban Runoff Clean Water Program:** The Federal Clean Water Act of 1972 and Water Quality Act (1987) require localities throughout the nation to obtain a National Pollutant Discharge Elimination System permit (NPDES) in order to discharge storm water into public waterways such as creeks, rivers, channels and bays. The applicant will comply with the City's Urban Runoff Clean Water Program in accordance with the NPDES requirements issued by the State's Water Quality Control Board.

**Development Impact Fees**: This project will be subject to Citywide Development Impact Fees. These fees may include fees for fire protection, park facilities, capital facilities and traffic impact. These fees shall be calculated at the fee rates in effect at the time of building permit issuance for four new residences and a credit for the fifth residence. The credit is for the existing residence to be demolished. This project will be subject to payment of Park Dedication-in-lieu fees for the four new lots created by this map prior to issuance of building permits for each lot.

**Waste Management:** This project involves residential construction and shall be subject to the provisions of the California Integrated Waste Management Act of 1989 (AB939). The Act requires that 50% of the waste generated in the City of Fremont be diverted from landfill sites by the year 2000. Additionally, the project is subject to the City's Source Reduction and Recycling Element (1992), an Integrated Waste Management Ordinance (1995), and a Commercial/Industrial Recycling Plan (1997). These documents require that any new project for which a building permit application is submitted to include adequate, accessible, and convenient areas for collecting and loading trash and recyclable materials.

**Environmental Analysis:** An Initial Study and Draft Negative Declaration, has been prepared for this project. The environmental analysis identified potential impacts regarding Hazardous Material, Noise, Air Quality, and Cultural Resources. The Draft Negative Declaration includes mitigation measures, which, if implemented, would reduce the identified impacts to non-significant levels. These mitigation measures have been included as conditions of approval for this project. A more detailed description of the potential impacts is provided within the Initial Study for the project, which is included as an enclosure. The existing residence (1953) and other structures were evaluated and determined to not have historic significance requiring further study. A finding is proposed that this project would <u>not</u> have a significant effect on the environment based upon the implementation of the identified mitigation measures. Accordingly, a Draft Mitigated Negative Declaration has been prepared for consideration by the Planning Commission.

The initial study conducted for the project has evaluated the potential for this project to cause an adverse effect -- either individually or cumulatively -- on wildlife resources. There is no evidence the proposed project would have any potential for adverse effect on wildlife resources. Based on this finding, a Certificate of Fee Exemption will be submitted with the Notice of Determination after project approval, as required by Public Resources Code section 21089 (see attachment to draft Negative Declaration). The Certificate of Fee Exemption allows the project to be exempted from the review fee and environmental review by the California Department of Fish and Game.

Response from Agencies and Organizations: All responding utility services stated the site could be serviced.

Neighborhood Concerns: Staff has received two phone calls and three office visits from the surrounding neighbors. Neighbors have expressed concern about drainage in the area, particularly on Deer Road. They are also concerned about construction noise, dust, and traffic; tree preservation, possible obstruction of views; and fence/property line issues. Some of the neighbors mentioned a residential remodel in the neighborhood that has continued for several years and created noise and dust problems. The drainage issues have been addressed in the drainage section of this report and the conditions of approval. Construction issues and tree preservation have been addressed in the mitigation measures for the environmental review and the conditions of approval. The height of the future homes is limited to 30 feet to the peak of the roof per the H-I Hillside Combining District standards. The fence/property line issue is due to an error in the construction of the rear fence many years ago. The fence is not on the property line and several property owners on Canyon Heights Drive and Filton Court will lose one to thirteen feet of rear yard including landscaping and some existing sheds. Staff has received one letter from a neighbor that is included as an enclosure.

**Enclosures:** Exhibit "A" (Tentative Tract Map 7250)

Exhibit "C" (Preliminary Grading Plan)

Initial Study and Draft Mitigated Negative Declaration

October 17, 2002 Letter from neighbor

**Exhibits:** Exhibit "A" (Tentative Tract Map 7250)

Exhibit "B" (Findings and Conditions of Approval)

Exhibit "C" (Preliminary Grading Plan)

Exhibit "D" (Findings and Conditions of Approval)

Exhibit "E" General Plan finding diagram

### **Recommended Actions:**

1. Hold public hearing.

- 2. Find the initial study has evaluated the potential for this project to cause an adverse effect -- either individually or cumulatively -- on wildlife resources. There is no evidence the proposed project would have any potential for adverse effect on wildlife resources.
- 3. Adopt Draft Mitigated Negative Declaration and find it reflects the independent judgement of the City of Fremont.
- 4. Find PLN2002-00204 is in conformance with the relevant provisions contained in the City's existing General Plan. These provisions include the designations, goals and policies set forth in the General Plan's Land Use and Housing Chapters as enumerated within the staff report.
- 5. Find a graphic error shall be corrected regarding the General Plan land use designation of a portion of the property from Institutional Open Space to Residential 5-7 dwelling units per acre per Exhibit "E".
- 6. Approve Tentative Tract Map 7250, as shown on Exhibit "A", subject to findings and conditions on Exhibit "B" and approve Exhibit "C" (Preliminary Grading Plan), subject to findings and conditions of Exhibit "D".

### **EXHIBIT "B"**

## **Tentative Tract Map 7250 (PLN 2002-00204)**

#### **FINDINGS**

The findings below are made on the basis of information contained in the staff report to the Planning Commission dated October 24, 2002, incorporated hereby.

- 1. The proposed map satisfies the requirements and conditions imposed by the Subdivision Map Act and the City of Fremont Subdivision Ordinance because the procedural requirements of the Map Act are being followed and the proposed lots conform to the standards set forth in the Subdivision Ordinance.
- 2. The proposed subdivision, together with the provisions of the design and improvement, is consistent with the General Plan and any applicable specific plans since the proposed lot configuration is in conformance with the low density residential requirements of the General Plan.
- 3. The site is physically suitable for the type and proposed density of the development since the proposed lot configuration is in conformance with the low density residential R-1-6 (H-I) requirements of the Zoning Ordinance.
- 4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because of the design and location of the development.
- 5. The design of the subdivision and the type of improvements are not likely to cause serious public health problems since the review process of the subdivision has taken those concerns into consideration and has found the proposal in conformance with the City of Fremont's policies.
- 6. The design of the subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. Acquisition of any new easements is required prior to final parcel map approval.

## **CONDITIONS**

- 1. The project shall conform with staff amended Exhibit "A" (Tentative Map, Tract 7250), and all conditions of approval set forth herein.
- 2. This tentative tract map is being conditionally approved based on the accuracy of the information shown on Exhibit "A" and submitted with the tentative tract map application (PLN2002-00204). If any of the information is shown to be inaccurate subsequent to approval of the tentative tract map by the City, such inaccuracy may be cause for invalidating the approval.
- 3. Plans must be submitted to the Development Organization for review to insure conformance with relevant codes, policies, and other requirements of the Fremont Municipal Code.
- 4. To mitigate the identified air quality impacts of grading and construction, dust suppression measures shall be incorporated into the project conditions of approval and construction drawings. Dust generated on the project site shall be controlled by watering all exposed areas at least twice daily during excavation, and especially during clearing and grading operations. Additional watering on windy or hot days is required to reduce dust emissions. Stockpiles of sand, soil, and similar materials shall be covered with a tarp. Cover trucks hauling dirt or debris to avoid spillage. Paving shall be completed as soon as feasible to reduce the time that bare surfaces and soils are exposed. In areas where construction is delayed for an extended period of time, the ground shall be replanted to minimize the generation of dust. Designate a person to oversee the implementation of the dust control program. Construction of the project will result in generation of additional exhaust and fumes into the atmosphere from the short-term use of the construction equipment. Local particulate concentration may increase during construction, and it is likely that state particulate

- standards may be temporarily exceeded in the surrounding areas. Dust emissions during construction will be minimized through the application of water required by the project specifications.
- 5. Should any human remains or historical or unique archaeological resources be discovered during site development work, the provisions of CEQA Guidelines, Section 15064.5.(e) and (f) will be followed to reduce impacts to a non-significant level.
- 6. The applicant will remove the pesticide contaminated soil from the identified areas and have the areas re-tested by Aqua Science Engineers, or another City approved consulting firm, subject to the review of the City of Fremont Hazardous Materials Program Manager. The removed soil will be legally disposed of per industry standards.
- 7. All equipment used on the project should be adequately muffled and maintained. Construction hours will be limited by conditions of approval and no construction will be allowed on Sundays. Construction activities shall be limited to the following hours of operation:

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7 a.m. to 7 p.m. Monday through Friday; 9 a.m. to 6 p.m. Saturday.
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- 8. Trees designated number's 108, 109, 110, 111, 112, and 115 and other trees as annotated on the Tentative Tract Map shall be preserved on the site. Other trees to be preserved on site include the Fan palm on lot 4 and the Red Gum Eucalyptus on lot 5. The trees designated 106, 107, 113, 114, 116, 117, 118, and 119 shall be removed.
- 9. Prior to approval of the final map, the developer shall cause the Alameda County Water District to dedicate the necessary right-of-way for the southern half of Deer Road as shown on Exhibit "A."
- 10. The developer shall dedicate right-of-way and install complete street improvements for the extension of Deer Road, with a right-of-way of fifty-two feet, a pavement width of thirty-two feet, and a City Standard Type "A" cul-de-sac bulb. Street improvements for the portion of Deer Road shown on the adjacent Alameda County Water District parcel shall not include sidewalk and landscaping.
- 11. Prior to final map approval, the existing fifty-foot wide tunnel easement to the City and County of San Francisco shall be vacated.
- 12. Prior to final map approval, the developer shall relocate the existing fence along the northern edge of the project site to the northern property line and shall cause the removal or relocation of any existing structures or other improvements that straddle the boundary of Tract 1943 and the project site. Alternatively, the developer may negotiate lot line adjustments with the property owners along the northern edge of the project site.
- 13. The streetlight plan and joint trench plan shall be submitted by the applicant with the first check for the street improvement plans. The final streetlight plan and joint trench plan shall be completed prior to final map approval.
- 14. The developer shall request P.G.&E. to commence with the design of the utility underground work for the proposed development after the Planning Commissions approval of Tentative Tract Map 7250.
- 15. Precise geometry and location of all driveways shall be subject to approval of the City Engineer.
- 16. Any development on the four newly created lots will be subject to Citywide Development Impact Fees. These fees my include fees for fire protection, capital facilities, park facilities, traffic impact, and park dedication in lieu. The fees shall be calculated at the rate in effect at the time of building permit issuance. The fees will be collected prior to building permit issuance. A credit for the existing one lot and one residence to be demolished will be given.
- 17. In accordance with Section 66474.9(b) of the Subdivision Map Act, the subdivider shall defend, indemnify, and hold harmless the City of Fremont or its agents, officers, or employees from any claim, action, or proceeding against the City of Fremont or it's agents, officers, or employees to attack, set aside, void, or annul, an approval of the City of Fremont, advisory agency, appeal board, or legislative body concerning a subdivision, which action is brought within the time period provided for in Section 66499.37 of the Government Code.

- 18. The City of Fremont shall promptly notify the applicant of any claim, action, or proceeding to attack, set aside, void, or annul, its approval and shall cooperate fully in the defense thereof.
- 19. All new utility service connections, including electrical and communications, shall be installed underground.
- 20. The project plans shall identify Best Management Practices (BMPs) appropriate to the uses conducted on-site to effectively prohibit the entry of pollutants into storm water runoff. The plans will also include storm water measures for operation and maintenance of the project.
- 21. The developer is responsible for ensuring that all contractors and subcontractors are aware of all storm water quality measures and implement such measures. Failure to comply with the approved construction Best Management Practices will result in the issuance of correction notices, citations, or stop orders.
- 22. All public and private storm drain inlets are to be stenciled "No Dumping Drains to Bay" using stencils purchased from the Alameda County Urban Runoff Clean Water Program at 951 Turner Court, Hayward, California. Color and type of paint to be as approved by the City Engineer.
- 23. The developer, at time of initial sale, shall provide to the buyer information on good housekeeping of hazardous products, i.e. proper use and disposal, prohibited discharge practices, etc. Informational materials will be furnished by the City.

#### SUBDIVIDER PLEASE NOTE:

The fees, dedications, reservations and/or other exactions imposed on this project are those listed in the foregoing conditions of this tentative tract map approval. Any fee, dedication, reservation or other exaction shall be only those in effect on the date that this tentative tract map is approved. The subdivider is hereby notified that the 90-day period in which the subdivider my protest these fees, dedications, reservations and other exactions pursuant to Government Code Section 66020(a) begins on the date of approval of this tentative tract map. If the subdivider fails to file a protest within this 90-day period complying with all the requirements of Government Code Section 66020, the subdivider will be legally barred from later challenging such actions.

# EXHIBIT "D" Preliminary Grading Plan (PLN 2002-00204)

#### **FINDINGS**

The findings below are made on the basis of information contained in the staff report to the Planning Commission dated October 24, 2002, incorporated hereby.

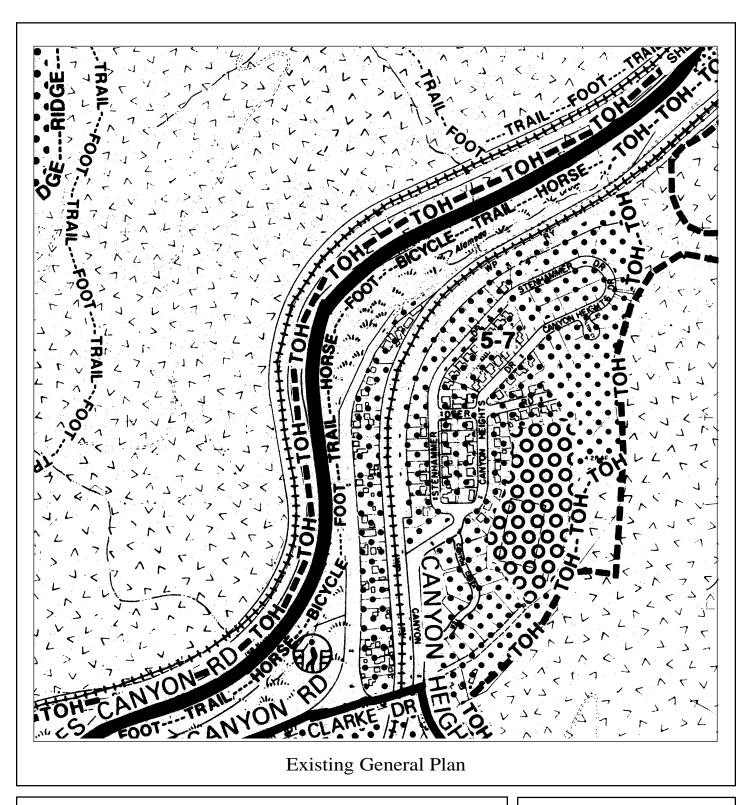
- 1. The proposed project described in the application will not have an appearance, due to the grading, excavation, or fill, substantially and negatively different from the existing natural appearance.
- 2. The proposed project described in the application will not endanger public sewers, storm drains, water courses, streets, street improvements, or other property; will not interfere with existing drainage courses; and will not result in debris being deposited on any public way. The proposed development will not alter or obstruct the natural flow from abutting properties or divert drainage from its natural watershed.
- 3. The proposed project described in the application will not unacceptably affect the health, safety, and or welfare of adjacent residents or landowners, nor the citizens of Fremont.

#### PRELIMINARY GRADING PLAN CONDITIONS OF APPROVAL:

- 1. The project shall conform to Exhibit "C" Preliminary Grading Plan (PLN2002-00204), all conditions of approval set forth herein, and all conditions of approval Tentative Tract Map 7250 (PLN2002-00204).
- 2. Approval of this preliminary grading plan does not extend to the final detailed design approval necessary to be accomplished in connection with the development plans.
- 3. Approval of this preliminary grading plan shall run concurrent with the approval and subsequent extensions of the tentative tract map.
- 4. The developer shall obtain a final grading permit in conjunction with the final map. Grading shall be subject to the approval of the City Engineer.
- 5. The developer shall provide for a functional drainage system subject to approval of the City Engineer and Alameda County Flood Control and Water Conservation District.
- 6. Site grading shall not obstruct natural flow from abutting properties or divert drainage from its natural watershed.
- 7. Proposed curb elevations for the street system shall not be less than 1.25 feet above the hydraulic grade line (design water surface) and at no point should the curb grade be below the energy grade line. On-site grades are to be a minimum of 0.75 feet above the hydraulic grade line.
- 8. The applicant shall provide for a functional system to control erosion and siltation during and after construction subject to review and approval by the City Engineer and Alameda County Flood Control and Water Conservation District. A separate plan shall be submitted for this purpose.
- 9. All cut and fill slopes shall be constructed to a maximum of three horizontal to one vertical (3:1).
- 10. The applicant shall submit a detailed soils report including recommendations regarding structural sections, prepared by a qualified soils engineer registered by the State of California.
- 11. Grading operations shall be in accordance with recommendations contained in the required soils report and be

- supervised by an engineer registered in the State of California to do such work. City staff will assume inspection responsibility for street grading at a point six inches below planned subgrade.
- 12. A disposal site for the off-site haul dirt materials or source for the import fill shall be approved by the City prior to the approval of the grading permit. The off-site haul route for the excess dirt or import fill shall be subject to the approval of the City Engineer.
- 13. The applicant may be allowed grading deviation up to a maximum of one foot (plus or minus) between the preliminary grading plan and the final grading plan. Deviation over one foot may be referred to the Planning Commission, subject to approval of the City Engineer.
- 14. The minimum drainage slope in swales shall be 1.5%.
- 15. All retaining walls shall be limited to a maximum height of three feet. All retaining walls supporting surcharge shall be reinforced concrete or approved equal. Pressure treated wood retaining walls will be allowed for retaining walls 12-inches or less in height.

## **INFORMATIONAL**



**Project Number:** PLN2002-00204 (TPM, GP)

**Project Name:** George Emmett

**Project Description:** To consider a Tentative Tract Map 7250 and a Preliminary

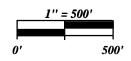
Grading Plan to subdivide a 1.23-acre site into five parcels and a finding to correct a graphic error regarding the general plan

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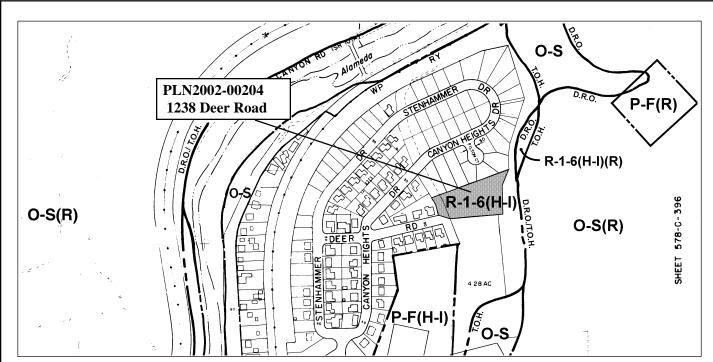
Planning Area.

**Note:** Prior arrangements for access are not required for this site.

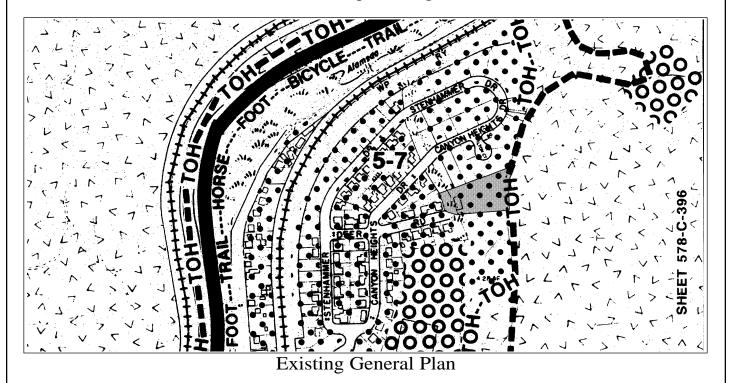




## **INFORMATIONAL**



Existing Zoning



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